

**Joint Capital Planning Committee  
Minutes of Meeting on Friday, March 19, 2010**

Called to order 8:33 a.m. at Amherst Town Hall, Town Room.

JCPC Members Present: Kathleen Anderson, , Stephanie O’Keeffe, Diana Stein, Kay Moran, , Doug Slaughter, Carol Gray, Sarah McKee; Catherine Sanderson arrived 8:35.

Others Present: John Musante, Rob Detweiler, Bonnie Isman, Joann Smith, Ron Bohonowicz

**Town Buildings and Equipment: Total Request \$432,000 (Ron Bohonowicz)**  
FY2011 Priorities:

- Replace roof on S. Amherst Campus building (absolute must)
- \* Addition to S. Amherst Campus
- Child Care Center (Strong St.) exterior maintenance - probably next

Town Hall: \$10,000 for interior maintenance – e.g., for stairwell.

Police Station: \$5,000 for interior maintenance. Building is about 18 years old; nothing has been done. Needs flooring, carpet, paint.

Child Care Facility: \$12,000. Exterior paint is chipping; boards are rotting.

Munson Library: \$5,000 for energy management to tie Munson onto the computer system for the Police Station, etc. to monitor energy use. Also want a couple of alarms to alert when, e.g., square dancers leave windows open on freezing nights.

South Amherst Campus:

\$5,000 for security per S. McKee notes though Form 1 request has nothing in FY2011, and \$15,000 for security in FY2012. Would tie school alarm into Police Station computer so that police know when it goes off.

\$5,000 for legally required engineering report on rotted south wall, e.g., how much asbestos and how to handle it. Are monitoring it now for mold.

\$80,000 to replace 2-layer roof. Second layer had 10-year warranty in mid 1980s. Leaking last year but can’t tell where; have spread clay on roof to control leaks as temporary fix.

\$250,000 for new, 1,000 square foot addition to S. Amherst building to enable putting two programs for special needs high school students in the one building, saving about \$180,000 per year as East Street School would no longer be needed for the purpose. Stepped roof line on addition will obviate roof problems from buildings not quite staying in synch. The addition might have its own lavatory and entrance for safety and to facilitate separating the programs. Public would be

involved; all permits obtained. If money is available in July; construction would be done July 2011; ready that September. Would use low E glass, energy efficient lighting, perhaps marmoleum flooring but not extensive green construction because of anticipated cost, and the building's character. Students interested in construction could be involved in planning, though could not be on-site because of union and Mass Health & Safety (MA OSHA) rules. JCPC considered several other options for the program to be moved out of East Street School, e.g., moving a Marks Meadow modular building to S. Amherst, or a wing in ARHS. Not possible to flip S. Amherst Campus and Munson Library: Library too small for the purpose. Important not to destabilize the students in these programs, or to have to send them out of district. John Musante not sure how to fund this. It may save 10 – 15% to combine the jobs.

The Town owns the East Street School, worth about \$1,500,000 and usable for other purposes or for sale; historic; can be made handicapped accessible only with difficulty. The Town may need \$80,000 left in a Capital Projects Account for this.

Parking Garage:

\$10,000 for exterior maintenance. Paint is chipping; birds nest in vents.

\$25,000 to construct storage space in 4<sup>th</sup> corner of basement. DPW may be able to build it in the winter. Could money come from Transportation Fund? John Musante: This is not in the Transportation budget but could be.

Building Maintenance:

\$5,000 for desks, tables, chairs, etc. for all buildings.

\$25,000 for building envelope repairs, all buildings - is a catchall for unanticipated needs. There's about \$21,000 left from last year as insurance paid for Police Station furnace that failed unexpectedly: we could roll this over and add a bit.

General Discussion: John Musante detailed \$232,000 in energy savings per year over the past four years from switching from oil to dual fuel oil/gas, burning whichever is cheaper, to recalibrating gear shifts on school busses to save gas. Re: ARHS students who had wanted solar roof: it wasn't possible, though did put in solar scoreboard that has no wires and works. Kathleen Anderson will send Ron Bohonowicz information on straw bale construction. Bonnie Isman: what about dual fuel oil/gas for branch libraries? It's possible for North Amherst Library, which burns oil.

**2) School Facilities and Transportation: Total Request \$432,000 (Ron Bohonowicz)**

FY2011 Priorities:

- New school bus
- Wildwood: Replace broken kitchen equipment
- Fort River: Replace broken kitchen equipment
- School restructuring: closing Marks Meadow

\$85,000 for new school bus. Want to be on 10-year plan for replacement. Replacing '98, worth about \$2,000 on trade-in, could take one of two spare busses off road, saving on insurance, registration, etc. Town owns busses so maintenance personnel can drive students to field trips, sports, summer school etc. at about 60% of what contract busses would cost. Town contracts out daily morning and evening runs. Has reduced total mileage on contract by 20% by computer analysis of routes: cost avoidance! Transports 2,500 students 2x per day within an hour. Exhaust pipes are at nose level for smaller children: will new bus have higher exhaust pipes? Ron Bohonowicz: doesn't know, but through state grants has put scrubbers (filters) on all school busses. Carol Gray to email links for green school busses.

\$15,000 at Wildwood, \$35,000 at Fort River to replace broken kitchen equipment, e.g., dishwasher. Kids then use paper plates at \$.25 per child. Are also looking at what new equipment will improve children's nutrition.

This equipment is on a 5-year plan.

\$25,000 to replace Wildwood's front entrance walkway: is a hazard.

\$8,500 each to replace rusted exterior doors at wildwood and Fort River: mice come in; would be more energy efficient. Will replace one door per year.

\$5,000 for Crocker Farm exterior maintenance: no comment.

\$20,000 for Crocker Farm grounds – wood chips.

#### All Amherst Schools:

\$30,000 for energy management upgrade: would add controls, new points of control, to cut energy costs. Complies with JCPC rule of at least \$5,000 cost and lasting at least 5 years because it's a computer system with software – will last 5 years or more. \* Ron Bohonowicz will get back to JCPC re whether anything is left from last year.

\$30,000 for interior upgrades: Wildwood cafeteria, other areas are carpeted – want vinyl tile.

\$5,000 per year for asbestos management: must test and abate for boilers, and schools by regulation must inspect & abate asbestos.

\$30,000 for school security: door locks, cameras, system components – once school starts, all doors would be locked. Visitors would be buzzed in.

\$95,000 to restructure schools: close Marks Meadow, trash removal; special needs construction - catchall for unanticipated needs.

\* John Musante and Rob Detweiler will give JCPC the status of all money left from last year.

#### **Town Libraries (Bonnie Isman)**

FY2011 Priorities:

- Repair of Atrium elevator
- HVAC upgrade (cooling tower replacement )

\$30,000 for 2 self-service checkouts. Ease staff shortages though still need

staff to handle fines, interlibrary loans, patrons preferring human contact, etc. Proven technology. Library could start with one, at Adult.

\$25,000 for infrastructure replacements: computers. (Trustees' form updated 3/5/10 says \$20,000). Town libraries now have about 80 public computers, at least 26 of them more than 5 years old. Would like to get on 4-5 year industry standard replacement schedule.

\$5,000 for copier/printer/scanner: it's always something.

\$50,000: repair of Atrium elevator. Nearly 20 years old. Passes inspection but control system erratic, traps patrons and staff between floors, or doors won't open. Used now only for books and art. Front elevator doesn't access Special Collections, and is too narrow for some wheelchairs. Library has four quotes, including firemen's service feature to recall stuck elevator to top or bottom floor, smoke detector. Otis Elevator came in at \$49,300. Will have to go out to bid.

\$50,000: HVAC upgrade, i.e., cooling tower to cool water for air conditioning in entire Jones Library, incl. Special Collections. 20 years old; inefficient; rotted out and could fail.

\$17,000 to insulate parts of Jones now uninsulated. \* John Musante wants payback estimate from Berkshire Gas.

N.B. Trustees also requested \$30,000 from CPAC for modern HVAC equipment for Special Collections. Last Thursday, the humidity there was 16%. Trustees used JCPC and CPAC money for a study by Lindgren & Sharples, P.C., consulting engineers, of Springfield, of heating, cooling, and ventilation for the entire Jones building, to be ready the third week of April. The preliminary analysis costs out two approaches: 1) a new HVAC system, with lower cost options, \$635,000; 2) geothermal, or ground source heat pumps, with higher cost options, \$1,045,000 before incentives and possible grants. Grants paid about 50% of the cost of geothermal for the North Adams public library.

Either a new Jones Library HVAC system or geothermal would be compatible with the new Special Collections HVAC equipment that is needed immediately.

Could we bond out this project? John Musante: this is ambitious, exciting, but you're at the beginning. You need the complete, detailed report with paybacks; whether solar is feasible. Are there any state library funds for which we can compete?

What's the backup plan if the cooling tower fails before trustees decide which system to pursue? Does the Library spend any money on capital projects that JCPC doesn't see? Library Director Isman: there's about \$30,000 in the original building emergency fund.

John Musante: will confirm the CPAC update, and email capital balances no later than Monday.

Adjourn: About 10:35 a.m.

Sarah McKee  
Scrivener